139.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	921,100	/	921,100
USE VALUE:	921,100	/	921,100
ASSESSED:	921,100	/	921,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLOBIANA CAROL D
Owner 2:	
Owner 3:	
Street 1:	24 WOODLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GLOBIANA CAROL D/ETAL -
Owner 2:	GAY LISA D -
Street 1:	24 WOODLAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,647 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Stucco Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6647.000	358,900	4,700	557,500	921,100
Total Card	0.153	358,900	4,700	557,500	921,100
Total Parcel	0.153	358,900	4,700	557,500	921,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.69 | /Parcel: 575.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
89059			03/25/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0010.0

!10727!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,900	4700	6,647.	557,500	921,100	921,100	Year End Roll	12/18/2019
2019	101	FV	284,600	4700	6,647.	588,400	877,700	877,700	Year End Roll	1/3/2019
2018	101	FV	284,600	4700	6,647.	433,600	722,900	722,900	Year End Roll	12/20/2017
2017	101	FV	284,600	4700	6,647.	415,000	704,300	704,300	Year End Roll	1/3/2017
2016	101	FV	284,600	4700	6,647.	384,000	673,300	673,300	Year End	1/4/2016
2015	101	FV	268,600	4700	6,647.	322,100	595,400	595,400	Year End Roll	12/11/2014
2014	101	FV	268,600	4700	6,647.	314,700	588,000	588,000	Year End Roll	12/16/2013
2013	101	FV	268,600	4700	6,647.	299,800	573,100	573,100		12/13/2012

PRINT

Date	Time
12/11/20	01:00:21

LAST REV

Date	Time
08/18/17	11:20:21
danam	

USER DEFINED

Prior Id # 1:	89059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10727

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLOBIANA CAROL	66066-437		9/14/2015	Convenience	1	No	No		
GLOBIANA CAROL	28051-334		1/6/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2017	912	Heat App	20,000	C				
8/25/2015	1217	Re-Roof	9,000		8/25/2015			Strip and re-roof.
1/24/2012	88	New Wind	14,953	C				REPL 15 1ST FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
3/25/2009	Inspected	189	PATRIOT
2/17/2009	Measured	372	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6647		Sq. Ft.	Site		0	90.	0.93	10									557,467						557,500	

Total AC/HA:	0.15259	Total SF/SM:	6647	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	557,467	Spl Credit		Total:	557,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30055761
Const Adj.:	0.99989998
Adj $ / SQ:	169.056
Other Features:	78500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487586
Depreciation:	128723
Depreciated Total:	358863

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

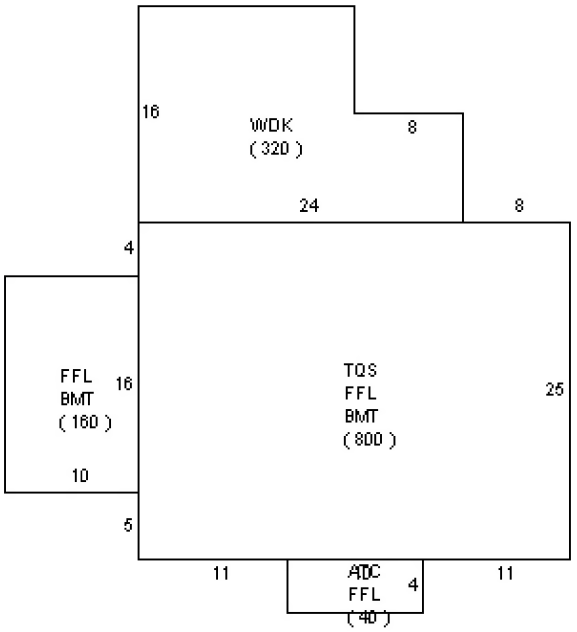
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	204.56
Special Features:	0	Val/Su Net:	124.02
Final Total:	358900	Val/Su SzAd	222.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,000	169.060	169,056
BMT	Basement	960	50.720	48,688
TQS	3/4 Story	600	169.060	101,433
WDK	Deck	320	9.120	2,920
ATC	Attic	14	169.060	2,367

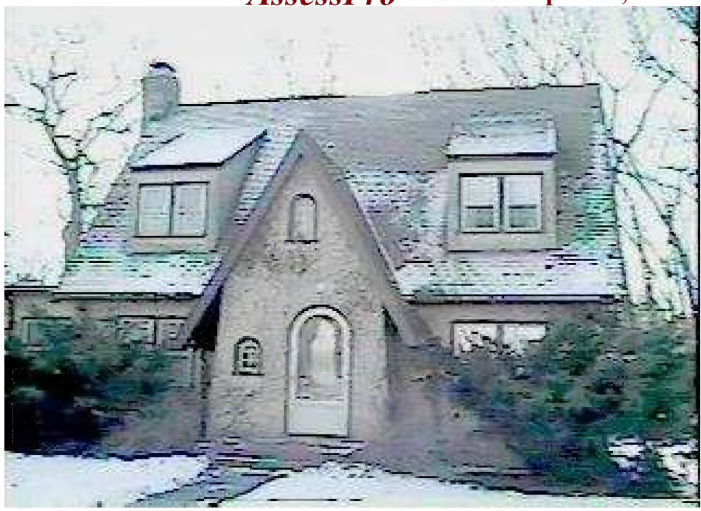
Net Sketched Area:	2,894			Total:	324,464
Size Ad	1614	Gross Are	3120	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700